



Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 12329-00069
Date Received: 2/8/12
Commission/Group: Far South
Existing Zoning: R Application Accepted by: 10. Reim Fee: \$1,900.00
Comments: 3/20/12

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Applicant requests permission to install the proposed Road Sign and requests several variances regarding this sign. Variance from Section 3376(A)(4) allowing with a 15' or greater setback only 64ft (x2) per sign face and no more than 12' height. A variance from Section 3377(C) regarding changeable copy signs allowing an automatic changeable copy sign in this area and also have the changeable copy be greater than 50% of the sign.

LOCATION

1. Certified Address Number and Street Name 6000 South High St.
City Columbus State OH Zip 43137
Parcel Number (only one required) 150-001321

APPLICANT

2. Name Rodger Kessler, Vice President Kessler Sign Company
3. Address PO Box 785 (2669 National Rd.) City/State Zanesville, OH Zip 43702
4. Phone # 800-686-1870 Fax # 740-453-5301 Email rodger@kessler-signco.com

PROPERTY OWNER(S)

2. Name Scioto Downs, Inc.
3. Address PO Box 07823 City/State Columbus, OH Zip 43207
4. Phone # 800-686-1870 Fax # 740-453-5301 Email N/A

☐ Check here if listing additional property owners on a separate page.

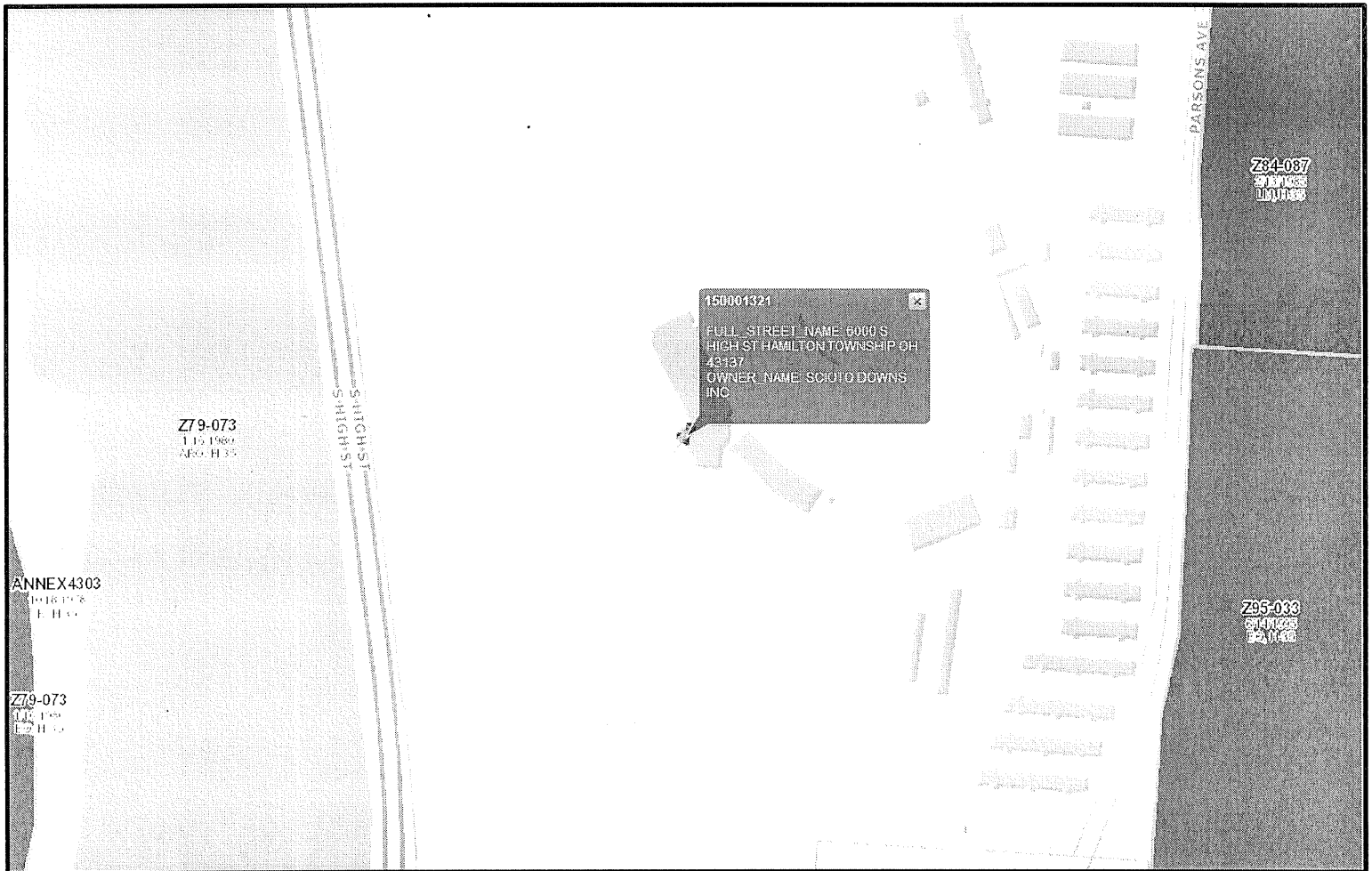
ATTORNEY / AGENT (CIRCLE ONE)

8. Name N/A
9. Address _____ City/State _____ Zip _____
10. Phone # _____ Fax # _____ Email _____

SIGNATURES

11. Applicant Signature [Signature]
12. Property Owner Signature [Signature]
13. Attorney / Agent Signature N/A

Zoning Map
City of Columbus, Ohio



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12320-00069
6000 S. High St.



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AFFIDAVIT

12320-00069
6000 S. High St.

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Rodger Kessler, Vice President
of **(1) MAILING ADDRESS** Kessler Sign Company, PO Box 785 (2669 National Rd.), Zanesville, OH 43702
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 6000 S. High St., Columbus, OH 43137
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on **(3)** _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Scioto Downs, Inc.
PO Box 07823, Columbus, OH 43207

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Rodger Kessler, Kessler Sign Company
800-686-1870

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far South Columbus Area Commission - Mindi Hardgrow at 4080 S. High St.,
Columbus, OH 43207 (AC Chair) and Scioto Southland Civic Association - Robin
Watson, Zoning Chair (614-306-4602)

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME **(6A) ADDRESS OF PROPERTY** **(6B) PROPERTY OWNER(S) MAILING ADDRESS**

See attached

☒ **(7)** Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Jessica Grant
Jessica Grant, Notary Public, State of Ohio, My commission expires 07/18/2012

Notary Seal Here



JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2012

List of Surrounding Property Owners

6000 S. High St. – Parcels 150-001321 and 150-001247

Parcel: 495-232643

Columbus Limestone, Inc.
433 London Groveport Rd.
Lockbourne, OH 43137

Mailing Address: PO Box 266
Thornville, OH 43076

Parcel: 150-000009

Elsea, Inc.
Cottage St.
Lockbourne, OH 43137

Mailing Address: PO Box 580
Circleville, OH 43113

Parcel: 495-232627

Franklin County Commissioners
London Groveport Rd.
Lockbourne, OH 43137

Mailing Address: 373 S. High St.
Floor 26
Columbus, OH 43215

**Parcels: 495-232653
495-232654**

Edward J. Bishop Herrmann
6260 London Groveport Rd.
Lockbourne, OH 43137

Mailing Address: Bishop James Griffin
198 E Broad St.
Columbus, OH 43215

**Parcels: 150-001171
150-001170
150-001169**

Thomas and Charlotte Lombardi
6251 S. High St.
Lockbourne, OH 43137

Mailing Address: 3040 Woodloop Ln.
Columbus, OH 43204

Parcel: 510-181564

PFK Company I LLC

Tamarack Enterprises

4755 S. High St.

Lockbourne, OH 43137

Mailing Address: Hartman Farms
C/O PE Blind Land Co.
8743 E. State Route 29
Mechanicsburg, OH 43044

Parcel: 495-232631

Plank Rhett A. Tr Et Al

London Groveport Rd.

Lockbourne, OH 43137

Mailing Address: 7545 Slate Ridge Blvd.
Reynoldsburg, OH 43068

Scioto Downs Pylon Sign Variance Submittal

This property is in the process of being annexed into the City of Columbus and should be officially annexed by February 15. Pursuant to annexation protocol, it is initially zoned as "R" (Rural). Ultimately, it is expected that this property will be rezoned as "Commercial". At the same time, the new Scioto Downs Racino facility is being constructed on the property, with an expected completion date of May 2012.

In accordance with Columbus City Code, section 3376 for ground signs in Rural properties, applicant would be allowed:

^{.09}
3376 (A)(4) pertaining to lot frontage >300 ft. A sign setback of > 15 ft from right of way allows for no more than 64 ft² per sign face and no more than 12 ft height.

^{.08}
3377(C) Changeable copy signs

1. A manual changeable copy sign may be utilized in any zoning district covered by the Tables of Elements; however, an automatic changeable copy sign shall be permitted only in zoning districts C-3, C-4, C-5, and M
2. At least 50 percent of the graphic area of a ground sign or projecting sign which utilizes changeable copy shall be used for identification of the use which it serves.

Applicant is requesting:

1. A changeable copy portion of the sign face that is >50% of the total sign face when incorporating the multi faced message center.
2. Sign height > 15'. Sign height as rendered is 27'-3"
3. A sign face that is >64ft². Sign face as rendered is 298.5 ft².
4. Setback from the right of way of 25'-1".

Relief from requirements:

The size of the property and setback of the building from the roadway is such that a sign face of 64 ft² and height of \leq 15 ft does not allow for adequate notification of the business in which it identifies. In addition, a sign face of 64 ft² creates a safety hazard for those potential patrons who will ultimately have difficulty reading the sign considering that traffic on Rt. 23 (which is the road on which this site is located) travels at speeds of 50 MPH and greater.

The sign as rendered is an architectural statement that helps to promote the business by incorporating a unique architectural feature in a manner that is both stylish; as well as, safety conscious.

12320-00069
6000 S. High St.

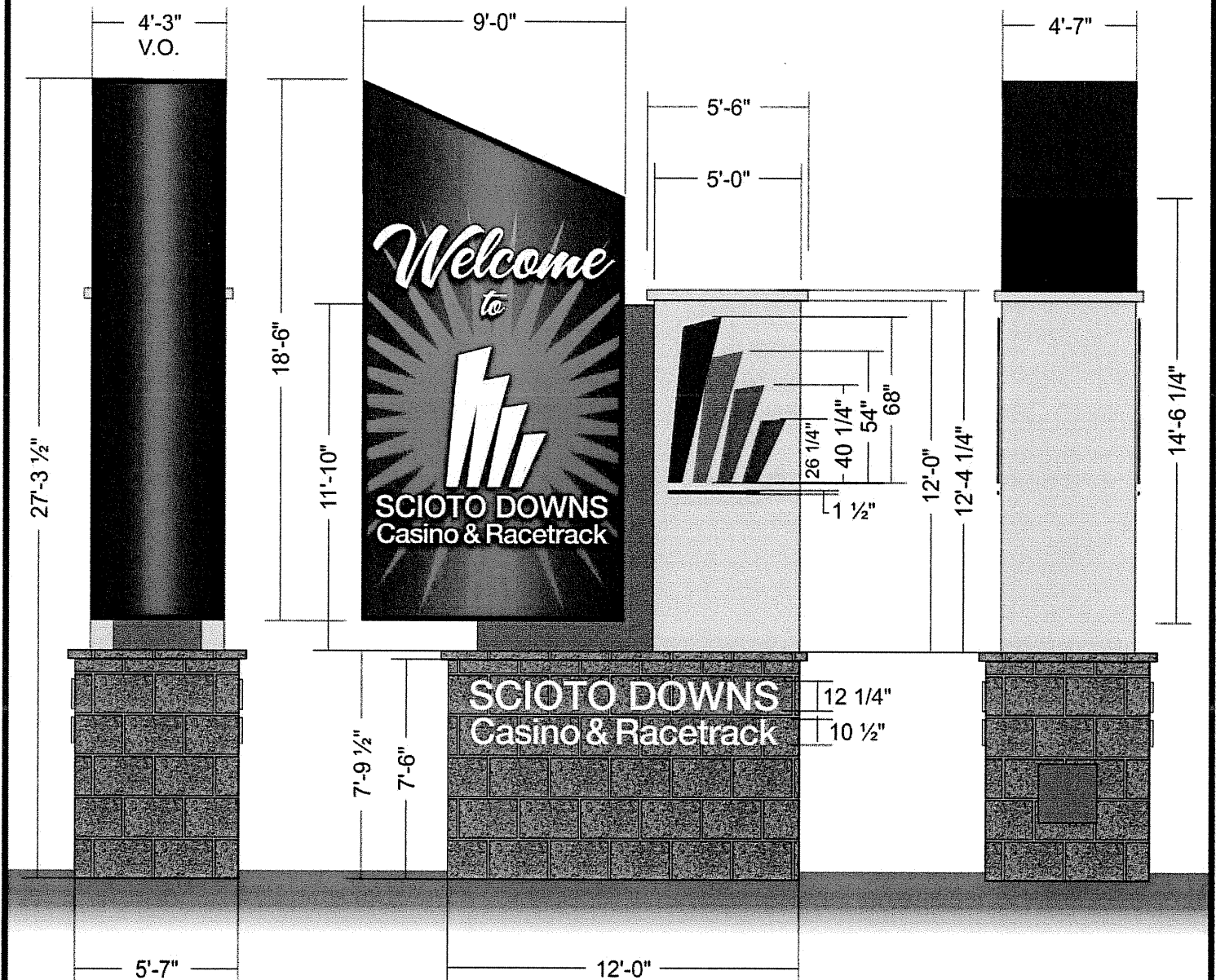
TOTAL FACE SQUARE FOOTAGE (ONE SIDE)

MESSAGE CENTER: 148.5 FT²

FABRICATED CABINET W/ LOGO: 60FT

BASE: 90FT

TOTAL: 298.5FT²



NEW MAIN IDENTITY SIGN W/ FULL COLOR EMC AS PER DRAWING
AND METAL HALIDE GROUND LIGHTING

12320-00069

6000 S. High St.

Scioto Downs
Columbus, OH

Saved as "scioto_downs_main_identity"

REVISED: 1/27/12

| | |
|------------|----------|
| | |
| | 1/12/12 |
| | Jay |
| 3/16" = 1' | Matt/Bob |

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THE
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2669 NATIONAL ROAD
P.O. BOX 0785
ZANESVILLE, OHIO 43701-0785
1-800-686-1870

12320-00069
6000 S. High St.



NEW MAIN IDENTITY SIGN W/ FULL COLOR EMC AS PER DRAWING
AND METAL HALIDE GROUND LIGHTING

Scioto Downs
Columbus, OH

REVISED: 1/27/12

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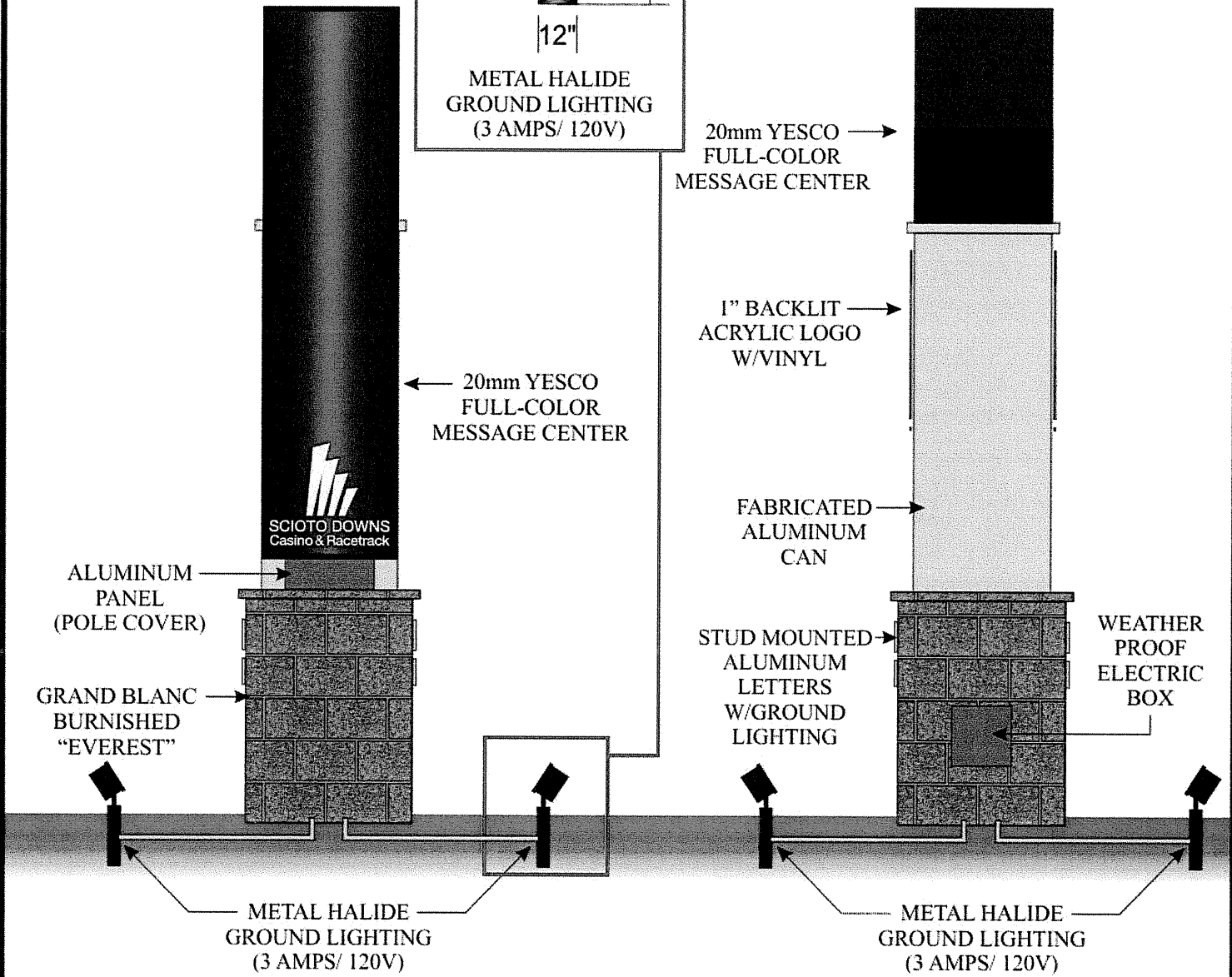
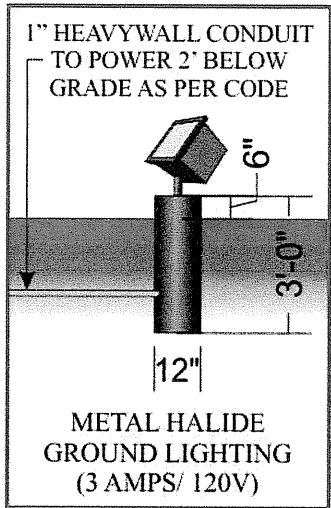
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Scioto Downs
Columbus, OH

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| REVISED: 1/27/12 | |
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ZANESVILLE, OHIO 43701-0785
1-800-686-1870



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/13/12



Disclaimer

Scale = 800



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not in

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rodger Kessler, Vice President

Of (COMPLETE ADDRESS) Kessler Sign Company, PO Box 785 (2669 National Rd.), Zanesville, OH 43702

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

[illegible]

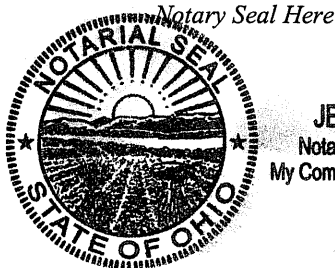
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jessica Grant, Notary Public, My commission expires 07/18/2012



JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2025